



**King County**  
**Proposed Ordinance No. 2005-0096.1**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Introduced: 3/7/2005**

**Sponsors: Constantine, Pelz, Patterson,  
Edmonds and Phillips**

**Status: In Committee**

**Version: 1**

1 ..Drafter

2 Clerk 03/02/2005

3 ..Title

4 AN ORDINANCE relating to comprehensive planning and zoning; adopting the 2005 amendments to  
5 King County Comprehensive Plan 2004 and area zoning, in accordance with the Washington state  
6 Growth Management Act; and amending Ordinance 263, Article 2, Section 1, as amended, and K.C.C.  
7 20.12.010.

8 ..Body

9 PREAMBLE:

10 For the purposes of effective land use planning and regulation, the King County Council makes the  
11 following legislative findings:

12 King County has adopted the 2004 King County Comprehensive Plan to meet the requirements of the  
13 Washington state Growth Management Act ("GMA").

14 The King County Code allows amendments that are not substantive to the Comprehensive Plan once  
15 every year except once every four years a major review of the Comprehensive Plan is allowed and  
16 amendments that are substantive in nature can be considered. The last major review of the  
17 Comprehensive Plan was conducted in 2004. Therefore, 2005 is considered part of the annual cycle  
18 when only amendments that are not substantive in nature are permitted.

19 The GMA requires that the Comprehensive Plan and development regulations be subject to  
20 continuing review and evaluation by the county.

21 The GMA requires that King County adopt development regulations to be consistent with and  
22 implement the Comprehensive Plan.

23 The changes to zoning contained in this ordinance are needed to maintain conformity with the King

County Comprehensive Plan, as required by the GMA. As such, they bear a substantial relationship to, and are necessary for, the public health, safety and general welfare of King County and its residents.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 263, Article 2, Section 1, and K.C.C. 20.12.10 are each hereby amended to read as follows:

A. Under the King County Charter, the state Constitution and the Washington ((S))state Growth Management Act, chapter 36.70A RCW, the 1994 King County Comprehensive Plan is adopted and declared to be the Comprehensive Plan for King County until amended, repealed or superseded. King County performed its first comprehensive four-cycle review of the Comprehensive Plan. As a result of the review, King County amended the 1994 Comprehensive Plan through passage of the King County Comprehensive Plan 2000. King County performed its second comprehensive four-cycle review of the Comprehensive Plan in 2004. As a result of the review, King County amended the 2000 Comprehensive Plan through passage of the King County Comprehensive Plan 2004. The Comprehensive Plan shall be the principal planning document for the orderly physical development of the county and shall be used to guide subarea plans, functional plans, provision of public facilities and services, review of proposed incorporations and annexations, development regulations and land development decisions.

B. The amendments to the 1994 King County Comprehensive Plan contained in Appendix A to Ordinance 12061 (King County Comprehensive Plan 1995 amendments) are hereby adopted.

C. The amendments to the 1994 King County Comprehensive Plan contained in Attachment A to Ordinance 12170 are hereby adopted to comply with the Central Puget Sound Growth Management Hearings Board Decision and Order in Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008.

D. The Vashon Town Plan contained in Attachment 1 to Ordinance 12395 is adopted as a subarea plan of the King County Comprehensive Plan and, as such, constitutes official county policy for the geographic area of unincorporated King County defined in the plan and amends the 1994 King County Comprehensive Plan Land Use Map.

E. The amendments to the 1994 King County Comprehensive Plan contained in Appendix

53 A to Ordinance 12501 are hereby adopted to comply with the Order of the Central Puget Sound  
54 Growth Management Hearings Board in Copac-Preston Mill, Inc., et al, v. King County, Case No.  
55 96-3-0013 as amendments to the King County Comprehensive Plan.

56 F. The amendments to the 1994 King County Comprehensive Plan contained in Appendix  
57 A to Ordinance 12531 (King County Comprehensive Plan 1996 amendments) are hereby adopted as  
58 amendments to the King County Comprehensive Plan.

59 G. The Black Diamond Urban Growth Area contained in Appendix A to Ordinance 12533 is  
60 hereby adopted as an amendment to the King County Comprehensive Plan.

61 H. The 1994 King County Comprehensive Plan and Comprehensive Plan Land Use Map  
62 are amended to include the area shown in Appendix A of Ordinance 12535 as Rural City Urban  
63 Growth Area. The language from Section 1D of Ordinance 12535 shall be placed on Comprehensive  
64 Plan Land Use Map page #32 with a reference marker on the area affected by Ordinance 12535.

65 I. The amendments to the 1994 King County Comprehensive Plan contained in Appendix  
66 A to Ordinance 12536 (1997 Transportation Need Report) are hereby adopted as amendments to the  
67 King County Comprehensive Plan.

68 J. The amendments to the 1994 King County Comprehensive Plan contained in Appendix  
69 A to Ordinance 12927 (King County Comprehensive Plan 1997 amendments) are hereby adopted as  
70 amendments to the King County Comprehensive Plan.

71 K. The amendments to the 1994 King County Comprehensive Plan contained in the 1998  
72 Transportation Needs Report, contained in Appendices A and B to Ordinance 12931 and in the  
73 supporting text, are hereby adopted as amendments to the King County Comprehensive Plan.

74 L. The amendments to the 1994 King County Comprehensive Plan contained in Appendix  
75 A to Ordinance 13273 (King County Comprehensive Plan 1998 amendments) are hereby adopted as  
76 amendments to the King County Comprehensive Plan.

77 M. The 1999 Transportation Needs Report contained in Attachment A to Ordinance 13339  
78 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan, Technical  
79 Appendix C, and the amendments to the 1994 King County Comprehensive Plan contained in  
80 Attachment B to Ordinance 13339 are hereby adopted as amendments to the King County

81 Comprehensive Plan.

82 N. The amendments to the 1994 King County Comprehensive Plan contained in  
83 Attachment A to Ordinance 13672 (King County Comprehensive Plan 1999 amendments) are hereby  
84 adopted as amendments to the King County Comprehensive Plan.

85 O. The 2000 Transportation Needs Report contained in Attachment A to Ordinance 13674  
86 is hereby adopted as an amendment to the 1994 King County Comprehensive Plan, Technical  
87 Appendix C.

88 P. The Fall City Subarea Plan contained in Attachment A to Ordinance 13875 is adopted as  
89 a subarea plan of the King County Comprehensive Plan and, as such, constitutes official county  
90 policy for the geographic area of unincorporated King County defined in the plan. The Fall City  
91 Subarea Plan amends the 1994 King County Comprehensive Plan land use map by revising the Rural  
92 Town boundaries of Fall City.

93 Q. The amendments to the King County Comprehensive Plan contained in Attachment A  
94 to Ordinance 13875 are hereby adopted as amendments to the King County Comprehensive Plan.

95 R. The Fall City area zoning amendments contained in Attachment A to Ordinance 13875  
96 are adopted as the zoning control for those portions of unincorporated King County defined in the  
97 attachment. Existing property-specific development standards (p-suffix conditions) on parcels  
98 affected by Attachment A to Ordinance 13875 do not change except as specifically provided in  
99 Attachment A to Ordinance 13875.

100 S. The amendments to the 1994 King County Comprehensive Plan Land Use Map  
101 contained in Attachment A to Ordinance 13987 are hereby adopted to comply with the Central Puget  
102 Sound Growth Management Hearings Board Decision and Order on Supreme Court Remand in  
103 Vashon-Maury Island, et. al. v. King County, Case No. 95-3-0008 (Bear Creek Portion).

104 T. The 2001 transportation needs report contained in Attachment A to Ordinance 14010 is  
105 hereby adopted as an amendment to the 1994 King County Comprehensive Plan, technical appendix  
106 C.

107 U. The amendments to the 1994 King County Comprehensive Plan contained in  
108 Attachments A, B and C to Ordinance 14044 (King County Comprehensive Plan 2000) are hereby  
109 adopted as amendments to the King County Comprehensive Plan. Attachment A amends the

110 policies, text and maps of the Comprehensive Plan. Amendments to the policies are shown with  
111 deleted language struck out and new language underlined. The text and maps in Attachment A  
112 replace the previous text and maps in the Comprehensive Plan. Attachment B to Ordinance 14044  
113 contains technical appendix A (capital facilities), which replaces technical appendix A to the King  
114 County Comprehensive Plan, technical appendix C (transportation), which replaces technical  
115 appendix C to the King County Comprehensive Plan, and technical appendix M (public participation),  
116 which is a new technical appendix that describes the public participation process for the King County  
117 Comprehensive Plan 2000. Attachment C includes amendments to the King County Comprehensive  
118 Plan Land Use Map. The land use amendments contained in Attachment C are adopted as the official  
119 land use designations for those portions of unincorporated King County defined in Attachment C to  
120 Ordinance 14044.

121 V. The Snoqualmie Urban Growth Area Subarea Plan contained in Attachment A to  
122 Ordinance 14117 is adopted as a subarea plan of the King County Comprehensive Plan and, as such,  
123 constitutes official county policy for the geographic area of unincorporated King County defined in  
124 the plan. Attachment B to Ordinance 14117 amends the King County Comprehensive Plan 2000 land  
125 use map by revising the Urban Growth Area for the City of Snoqualmie. Attachment C to Ordinance  
126 14117 amends the policies of the Comprehensive Plan.

127 W. The Snoqualmie Urban Growth Area Subarea Plan area zoning amendments in  
128 Attachment D to Ordinance 14117 are adopted as the zoning control for those portions of  
129 unincorporated King County defined in the attachment. Existing property-specific development  
130 standards (p-suffix conditions) on parcels affected by Attachment D to Ordinance 14117 do not  
131 change.

132 X. The amendments to the King County Comprehensive Plan 2000 contained in  
133 Attachment B to Ordinance 14156 are hereby adopted as amendments to the King County  
134 Comprehensive Plan.

135 Y. The amendments to the King County Comprehensive Plan 2000 contained in  
136 Attachment A to Ordinance 14185 are hereby adopted as amendments to the King County  
137 Comprehensive Plan in order to comply with the order of the Central Puget Sound Growth

138 Management Hearings Board in Green Valley et al, v. King County, CPSGMHB Case No. 98-3-0008c,  
139 Final Decision and Order (1998) and the order of the Washington Supreme Court in King County v.  
140 Central Puget Sound Growth Management Hearings Board, 142 Wn.2d 543, 14 P.3d 133 (2000).

141 Z. The amendments to the King County Comprehensive Plan 2000 contained in  
142 Attachment A to Ordinance 14241 (King County Comprehensive Plan 2001 Amendments) are hereby  
143 adopted as amendments to the King County Comprehensive Plan.

144 AA. The amendment to the King County Comprehensive Plan 2000 contained in  
145 Attachment A to Ordinance 14286 is hereby adopted as an amendment to the King County  
146 Comprehensive Plan in order to comply with the Central Puget Sound Growth Management Hearings  
147 Board's Final Decision and Order in Forster Woods Homeowners' Association and Friends and  
148 Neighbors of Forster Woods, et al. v. King County, Case No. 01-3-0008c (Forster Woods), dated  
149 November 6, 2001.

150 BB. The amendments to the King County Comprehensive Plan 2000 contained in  
151 Attachment A to Ordinance 14448 (King County Comprehensive Plan 2002 Amendments) are hereby  
152 adopted as amendments to the King County Comprehensive Plan.

153 CC. The amendments to the King County Comprehensive Plan 2000 contained in  
154 Attachment A to Ordinance 14775 (King County Comprehensive Plan 2003 Amendments) are hereby  
155 adopted as amendments to the King County Comprehensive Plan.

156 DD. The amendments to the King County Comprehensive Plan 2000 contained in  
157 Attachments A, B, C, D and E to this ordinance (King County Comprehensive Plan 2004) are hereby  
158 adopted as amendments to the King County Comprehensive Plan. Attachment A, Part I, to this  
159 ordinance amends the policies, text and maps of the Comprehensive Plan. Attachment A, Part II, to  
160 this ordinance includes amendments to the King County Comprehensive Plan Land Use Map. The  
161 land use amendments contained in Attachment A, Part II, to this ordinance are adopted as the official  
162 land use designations for those portions of unincorporated King County defined in Attachment A,  
163 Part II, to this ordinance. Attachment B to this ordinance contains technical appendix A (Capital  
164 Facilities), which replaces technical appendix A to the King County Comprehensive Plan.  
165 Attachment C to this ordinance contains technical appendix B (Housing), which replaces technical  
166 appendix B to the King County Comprehensive Plan. Attachment D to this ordinance contains

167 technical appendix C (Transportation), which replaces technical appendix C to the King County  
168 Comprehensive Plan 2000. Attachment E to this ordinance contains technical appendix D (Growth  
169 Targets and the Urban Growth Area 2004).

170 EE. The 2004 transportation needs report contained in Attachment A to this ordinance is  
171 hereby adopted as an amendment to the 2000 King County Comprehensive Plan, technical appendix  
172 C.

173 FF. The amendments to the King County Comprehensive Plan 2004 contained in  
174 Attachment A to Ordinance 15028 (King County Comprehensive Plan 2004  
175 Amendments) are hereby adopted as amendments to the King County Comprehensive Plan.